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Tab 11

Appendix 4:

Inventory Forms and Photographs of Intrusions

Tab 11

Appendix 4:

(Tab A)

Little Red Shop

Local Historic District

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HOP.8
Historic Name: Hopedale Utopian Community Mechanic Shop - Red Shop
Common Name: Draper Loom Museum
Address: 12 Hopedale St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 008-139, 41-12
Year Constructed: c 1843
Architect(s):
Architectural Style(s): No style
Use(s): Machine Shop; Museum
Significance: Architecture; Community Planning; Education; Industry
Area(s): HOP.I: Draper Corporation Factory Complex
HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002); Preservation
Restriction (02/13/2006)
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood; Wood Clapboard
Foundation: Brick



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NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Red Shop meets Criteria A as the only surviving example of the mid 19th century utopic/industrial experiment. It has been moved three times to save the building from destruction.

The Red Shop meets Criteria B as a surviving industrial building affiliated with Ballou's Hopedale Community and George and Ebenezer Draper's mechanical interest

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The architectural integrity of the mechanic shop has been altered in the three moves to new sites. Yet some of the basic scale and massing remain. The building sets on a rectangular foundation, with a 1950's concrete floor. The 1 1/2 story heavy timber framed building has a gable roof. There have been several alterations to the internal heavy timber frame. The roof has an asphalt based covering as well as a late nineteenth carved cupola. Exterior finishes are wood clapboards most affixed in the 20th century and pine trim. Set on a south/north axis 2/3's of the southern portion appear original to the building including 8 over 12 and 8 over 8 double hung wood sash windows and industrial doors. The northern 1/3 of the building with 6 over 6 window lites and central chimney mass appear to be a 20th century historicism attempt. This area currently tells the story of the Drapers while the older section holds the looms. As seen on page 2, the mechanic shop provides a dramatic comparison with the 20th century Draper Corporation building.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

This is one of the buildings George and Ebenezer Draper took over from the Hopedale Utopian Community in 1856. The 1856 map shows the mechanic shop along the Mill River, west of Water Street and South of Freedom Street. The building was outfitted with a waterwheel which operated the trip-hammer and a lathe. By 1870 the mechanic shop was known as the Hopedale Machine Co. The Dutcher Temple Co. was just south of the mechanic shop. Between 1875 and 1888 the mechanic shop was moved to the west side of the Mill River, just south of Freedom Street. An enclosed walkway connected it with a 3 story brick mill on the east side of the Mill River. The brick mill was the new machine shop. By 1905 as the village exploded into growth, the 1840's mechanic shop was moved north to the field at the edge of the new Lake Point area. Page 2 of the continuation sheet shows the building west of the Mill River and north of Freedom Street. The photograph also shows the Milford and Uxbridge trolley bridge. A three story brick carpenter's shop was built at its second site. In the 1950's the mechanic shop was moved back to the east side of the Mill River to its' current site and the northern portion of the building was added. In all three moves the building was sited on a north/south axis.

BIBLIOGRAPHY and/or REFERENCES

- Draper Corporation Cotton Chats, June 1908 # 73
 Draper Corporation's 1953 Appraisal Report by J. M. Cleminshaw Co. Cleveland Ohio
 Hopedale Library Special Photography Collections
 Garner, John S., The Model Company Town Univ. of Mass. Press, 1984

HOP.8

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

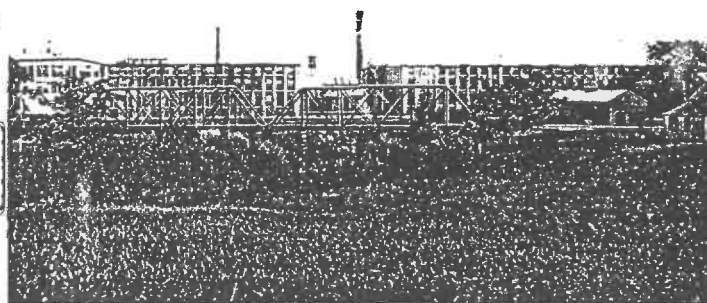
Hopedale

Form No:

B-41-12

Property Name: Mechanic Shop

pg 3



UPPER MILL PRIVILEGE. 1856-1908.

B 41-12

Looking south. Mechanic shop is on the right side of the photograph.

Draper Corporation, Cotton Chats June 1908 # 73

Tab 11

Appendix 4: (Tab B)

Harmony Hall –
Green Store
Local Historic District

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HOP.18
Historic Name: Penniman, Maj. Samuel Jr. Hat Store
Common Name: Green Store - Harmony Hall
Address: 405 South Main St
City/Town: Hopedale
Village/Neighborhood: South Hopedale
Local No: 77-405
Year Constructed: r 1835
Architect(s):
Architectural Style(s): Greek Revival
Use(s): Church; General Retail Store; Hat Factory; Meeting Hall; Post Office; Straw Factory
Significance: Architecture; Commerce; Community Planning; Industry; Politics Government; Religion
Area(s): HOP.F: Hartford Turnpike Village
Designation(s):
Building Materials(s): Roof: Asphalt Shingle
Wall: Aluminum Siding; Wood
Foundation: Granite; Stone, Cut



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NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Green Store meets Criteria A as a good example of an early 19th century commercial building located along one of the regions most important transportation routes.

The property meets Criteria B as a building housing critical activities like the post office, trolley stop and as a long term retail outlet for food goods and accessories. Many of the regions most important names - Penniman, Ballou, Gilbert, Fisk and Gaskill are affiliated with the operation of the building.

The property meets Criteria C as a good and only local example of a early 19th century commercial building expressed in the Greek Revival Style.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

Located in the northwest corner of the intersection of South Main Street (Route 140) and Hartford Avenue (Boston to Hartford Turnpike), the Green Building is a rural expression of Providences Arcade Building. In 1828 Russel Warren and James Buckley designed and built in Providence, R. I. one of the country's first temple front commercial buildings in the Greek Revival style. Several years later the Penniman family built this Greek Revival building west of their tavern/inn house. The building is characterized by broad corner pilasters carrying the frieze and pedimented gables. The rectangular footprint has a 2 1/2 story mass set on cut granite cap stones and capped with a gable roof. The 6 bay by 2 bay fenestration has been altered over time. The south facade, first floor still has 2 large 6 over 6 lite, lambs tongue muntin window sash. Most of the other window are 2 over 2 lite. The south entry porch is a Colonial Revival addition from the 1970's. This is true for the handicap ramp as well. The shed is from 1860's.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

Major Samuel Penniman, Jr. who married a Hayward/Haywood (E 59-1) from S. Hopedale Village built the Green Store. Penniman's family had been instrumental in the development of this crossroads village, South Milford now South Hopedale. Mr. Penniman owned a woolen factory 1/2 mile to the east on the Charles River. At the beginning of the 19th century he was a pioneer in the manufacturing and sale of straw goods. This building was used to sell the bonnets and hats produced by the women of the area. It could be that part of the building was actually used in manufacturing the straw products. "On March 7, 1814 a Milford Post Office was established in the building." Ballou p.425.. The continuation sheet indicates who was post master for a thirty year span. There is a strong correlation between owners of the Green Building and Post Master. In the 1890's the upper story was known as "Harmony Hall" a meeting place for local religious group. The last grocer/dry-goods store owners were Mr. Gaskill and J. Stuart Cox. They sold the building to the Chapel Association/Baptist Church in 1916. Today it is still used as a church.

BIBLIOGRAPHY and/or REFERENCES

- Ballou, Adin History of Milford 1882
- Hopedale Library Special Collection of Articles
- Milford Daily Journal Article 1/18/1892
- Milford Daily News Article 7/28/1990
- 1860 Milford Business Notices.
- 1898 and 1907 Hopedale Business Directories

Original yellow form: Eligibility file
Copies: Inventory form
Town file(w/corresp.)
Macris
NR director _____

HOP.18

Community: HOPEDALE

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: Date Due:

Date Reviewed: 1/3/07

Type: ☒ Individual ☐ District (Attach map indicating boundaries)

Name: Green Store/Harmony Hall

Inventory Form: HOP.18

Address: 405 South Main Street

Requested by: Hopedale Historical Commission

Action: ☐ Honor ☐ ITC ☐ Grant ☐ R & C ☐ Other:

Agency:

Staff in charge of Review:

INDIVIDUAL PROPERTIES

DISTRICTS

☐ Eligible
☐ Eligible, also in district
☐ Eligible only in district
☐ Ineligible
☒ More information needed

☐ Eligible
☐ Ineligible
☐ More information needed

CRITERIA: ☐ A ☐ B ☐ C ☐ D

LEVEL: ☐ Local ☐ State ☐ National

STATEMENT OF SIGNIFICANCE by Betsy Friedberg

The Green Store is located at the intersection of South Main Street and Hartford Avenue on the Hopedale/Mendon line, in the area known as ^{Hartford} South Hopedale Turnpike Village. It was built ca. 1835 by Major Samuel Penniman Jr. and was originally used for the manufacturing of straw hats. Retail activities occurred on the ground floor through the 19th and into the early 20th century. In the 1890s, religious meetings were held in the space on the upper floor, known as Harmony Hall. In 1916, the building was sold to the Chapel Association, a Baptist group; the Community Bible Chapel uses the building for its congregation's worship today.

The Green Store is a 6-bay, 2-story structure whose front porch apparently dates to the 1970s, according to the 1988 inventory form. Its name comes from its former paint color, although the building was covered in white aluminum siding at the time that the inventory form was completed. More information documenting the building's present

Tab 11

Appendix 4: (Tab C)

Hopedale Center
Local Historic District

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HOP.5
Historic Name: Hopedale Community House
Common Name:
Address: 43 Hope St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 011-085, 24-1
Year Constructed: 1923
Architect(s): Casper Ranger Construction Co.; Lewis, Edwin James Jr.
Architectural Style(s): Colonial Revival
Use(s): Bowling Alley; Community Center; Pool Hall Or Billiard Hall
Significance: Architecture; Community Planning; Recreation
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002)
Building Materials(s): Roof: Slate
Wall: Brick; Wood
Foundation: Concrete Unspecified



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NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Community House meets Criteria A as contributing resources to Hopedale's City Beautiful expression. It meets Criteria B as an expression of George A. Draper's gift to the Hopedale community. It meets Criteria C as a great example of a high style Colonial Revival institutional building.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The T-shaped footprint is defined by concrete foundations with a 3 story building perched onto of it, capped with a series of cross hip roofs. The central core has an imposing southern facing classical ionic column colonnade crowned with a cupola with a clockset into each face. The east and west wings are 5 bays by 2 bays. Brick walls are punctured with sets of triple mullion windows with the first floor mullion windows having transoms. The roof is finished with slate. The building has three chimneys one outboard on each wing and one center to the core. A large cornice with modillion blocks wraps the edge of the roof. The brick work has articulated quoins in the corners with string courses at each floor level and windows sills are masonry.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

George Draper's home site was located on the north east corner of Hopedale and Draper Street. Third generation Draper, George A. Draper decided Hopedale was in need of a proper community house. He started looking at the issue in 1919, as an outgrowth of the Hopedale Mutual Benefit Association. George A. Draper decided to meet the need of a community center at his own expense. His sister, E. L. Osgood gave the land and their father's, George Draper's house to the project. The purpose of the new community center was to be a social and civic center for all Hopedale residents and Draper Corporation employees from other towns. The building was to include as seen on page 3 of the continuation sheets a gymnasium, bowling alley, billiard room, smoking and card room and more. The west end would hold the ladies room. Draper hired Boston architect, Edwin J. Lewis to design and plan the project. Casper Ranger Construction Co. out of Holyoke built the project. The first Trustees of the effort were as follows: Frank J. Dutcher, Pres., E.D. Bancroft, C. E. Nutting, W. I. Stimpson, C. F. Butterworth, Tres., E. A. Darling Sec., and Dana Osgood. Over the years many of the Draper Corporation executives like Wallace Irving Stimpson who succeeded Eben S. Draper as Agent in charge of sales, chaired the Trustees. Robert E. Gourlie of Newport, R.I.. was appointed instructor and supervisor of the building.

BIBLIOGRAPHY and/or REFERENCES

Boston Globe, January, 1910 article.
Cotton Chats # 245, Sept. 1923 and # 333 Jan. 1940.
Hopedale Library Special Photographic Collection, Mark Twains Perforated Scrapbook 1/14/1930's
Milford Daily News April 8, 1922 article.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

Hopedale

Form No:

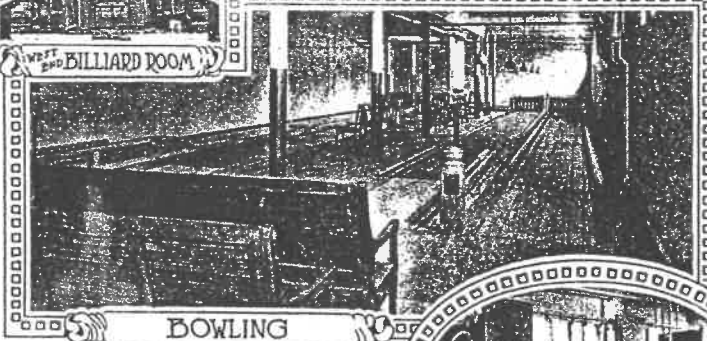
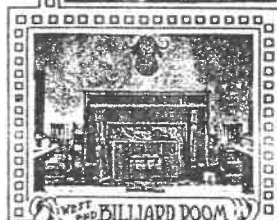
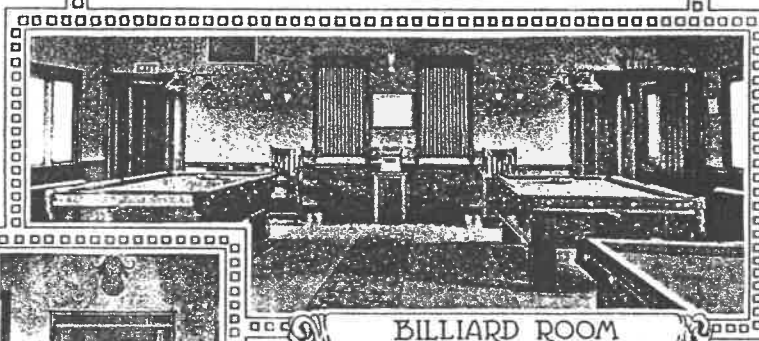
B-24-1

Property Name: Community House

pg 3

Indicate each item on inventory form which is being continued below.

HOP.5



A FEW
COMMUNITY ATTRACTIONS



Interior images of the Community House from
Draper Corporation's Cotton Chats
September, 1923 #245.

Staple to Inventory form at bottom

Massachusetts Cultural Resource Information System



MACRIS

[MHC Home](#) | [MACRIS Home](#)

For more information about this page and how to use it, [click here](#).

Inventory No: HOP.449
Historic Name: Draper, George Albert Memorial Gymnasium
Common Name:
Address: 13 Dutcher St

City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 011-013;J
Year Constructed: 1955
Architect(s): Rich and Tucker Associates
Architectural Style(s): Postwar Traditional
Use(s): Sports Facility
Significance: Architecture; Community Planning; Education; Recreation

Area(s):  [HOP.J: Hopedale Village - Draper Village](#)
 [HOP.L: Hopedale Village Historic District](#)
Designation(s): Nat'l Register District (06/12/2002)
Building Material(s): Wall: Brick; Wood

Digital Photo
Not Yet
Available

There is no form for this resource. Information can be found on the [HOP.J](#) form and/or the appropriate area forms listed below.

[New Search](#)[Previous](#)[MHC Home](#) | [MACRIS Home](#)

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HOP2
Historic Name: Draper, Gen. William F. High School
Common Name: Hopedale Junior-Senior High School
Address: 25 Adin St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 011-084, 1-25
Year Constructed: 1927
Architect(s): Kellogg; Rich and Tucker Associates; Whitcher, C. R.
Architectural Style(s): Colonial Revival
Use(s): Public School
Significance: Architecture; Community Planning; Education
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002)
Building Materials(s): Roof: Asphalt Shingle
Wall: Brick; Cast Stone; Copper; Wood
Foundation: Concrete Unspecified



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NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

#25 Adin Street is a contributing, early 20th century Colonial Revival school within the proposed Draper Village Historic District. It meets Criteria A of the N.R. as an expression of the social paternalism of major industrial families providing land and major public buildings to their community. It meets Criteria B as relating to the Draper family, the most influential family in the town of Hopedale as well as at state and national level. It meets Criteria C as a well executed Colonial Revival associated with an out of state architect and embodying the plan and design principles of a Colonial Revival high school building seen in other burgeoning industrial communities.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

Clustered with Hopedale's other major public buildings and manicured open space is the high school's rectangular footprint with 2 ell's to the south. The symmetrical 14 bay facade is centrally anchored by a projecting portico capped with a copper clad baluster and newel post system and a cupola set onto the hip roof. The two story building has its hip roof punctured by 4 mullion window dormers and two double off center chimneys. The short side of the footprint is 5 bays wide with a centered projecting pavilion which carries a canopy on chains over the side entry. The walls are a red brick highlighted with light colored cast stone trim. Other Colonial Revival detailing include the semi-circular colonnaded portico and semi-circular fanlights in the main facades projecting gables. Also the window lights are double hung with 9/2, 6/2 and 6/6 lights. The building is set off Adin Street approximately 100'. The front lawns have large deciduous trees, oaks, to set off the building from the street.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

The Colonial Revival high school is clustered with Hopedale's other major public buildings: Town Hall MHC 41-74, Hopedale Community House MHC 24-1, Unitarian Church MHC 41-51, all given by the Drapers and Bancroft Library MHC 41-50 given by Bancroft. Through the generosity of Princess Margaret Preston Boncompagni, daughter of William F. Draper, the land of the late General Draper's estate and Frank Jerome Dutcher estate was given to Hopedale as a site of the new high school. The building replaced the shingle style high school built in the 1880's by George Draper at the site of the Catholic Church parking lot MHC-41-187. The new Colonial Revival high school was named in honor of General William F. Draper. A memorial plaque is located over the main entrance.

BIBLIOGRAPHY and/or REFERENCES

42 Annual Report of the Town Officers; 1927 p.98

INVENTORY FORM CONTINUATION SHEET

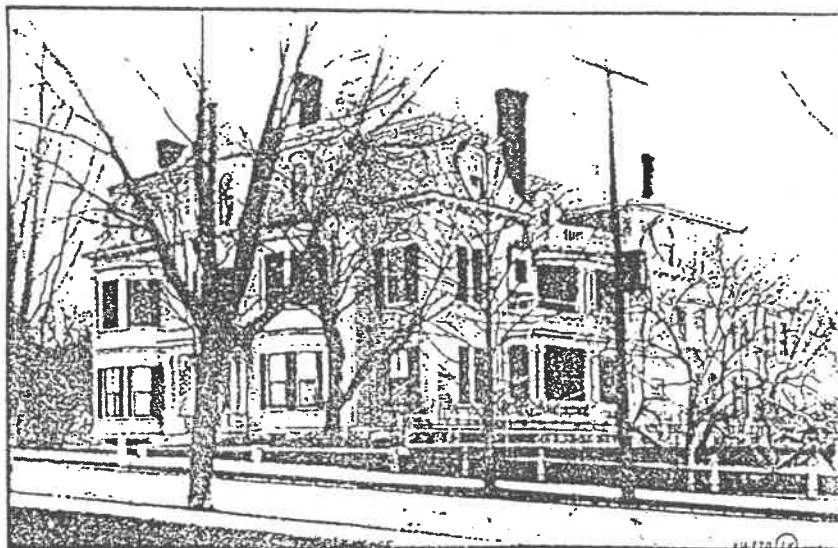
MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: HOP. 2
Hopedale

Form No:
B 1-25

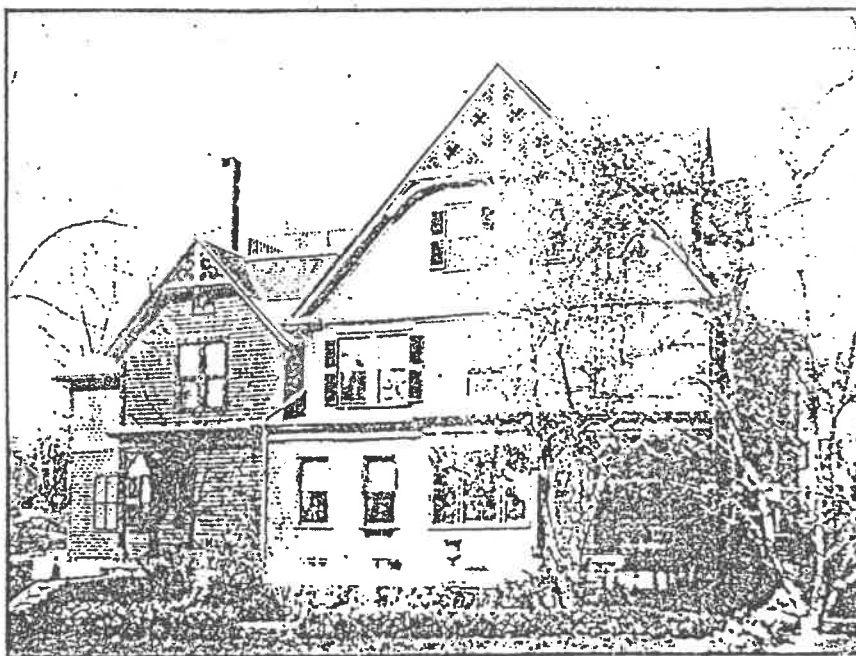
Property Name: Gen. Draper High Schoc

Indicate each item on inventory form which is being continued below.



Residence of Gen. Wm. P. Draper
ADIN STREET

1920s Post CARD, from the
FRANK. DUDLEY COLLECTION.
MENDON, MA



Residence of Frank J. Dutcher
ADIN STREET

1920s Postcard, from the
FRANK. DUDLEY COLLECTION
MENDON, MA

2
Hop. 2

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF INSPECTION
PLAN RECORD
CASE *B* RACK *10* APART. *82* NO. *80298*
BUILDING Gen. William F. Draper High School
CITY OR TOWN Hopedale STREET Adin
TO BE USED FOR CLASS
OWNER
ARCHITECT Rich & Tucker Associates, Inc.
350 Park Sq. Bldg., Boston, Mass.
CERTIFICATE APPROVAL-SPECIFICATION REQUIREMENTS-REFERRED
DATE October 21, 1963
INSPECTOR Royal J. McCarthy

FORM BU. 1-5M-6-59-925610

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HOP.11
Historic Name: Draper Memorial Church - Hopedale Unitarian Church
Common Name:
Address: 51 Hopedale St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 011-069, 41-51
Year Constructed: 1898
Architect(s): Lewis, Edwin James Jr.
Architectural Style(s): Neo Gothic Revival
Use(s): Church; Church Hall
Significance: Architecture; Religion
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002)
Building Materials(s): Roof: Slate
Wall: Copper; Coursed Ashlar; Glass; Granite; Limestone;
Stone, Cut
Foundation: Granite; Stone, Cut



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, January 29, 2018 at 5:12: PM

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Unitarian Church meets Criteria A as a good example of a high style monumental building set on a prominent lot, donated by the industrial family of the community, to begin the transition from a factory village to a model community town.

The Unitarian Church meets Criteria B by its association with the Eben S. and George A. Draper in Memorial to their father. They hired Edwin J. Lewis, a Boston architect to execute the project.

The Unitarian Church meets Criteria C as a high style English Gothic Church.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The church was designed by Edwin J. Lewis, in a very functional and clearly organized manner. The L shaped footprint has the church functions in one leg and the parish hall and parlors in the north to south leg. The long dimension of both legs are 138' by 131' and the building can hold 250 people. Walls are a uniformed common ashlar pink Milford granite and the roof is a cross gable with green slate and a copper ridge. The simple heavy mass is visually supported by masonry buttresses and pierced by deeply recessed Gothic entryways, Gothic arched windows in transept as well as paired mullion windows with Gothic window hoods. Much of the window and door trim is done in an Indiana limestone. The entrance tower, 22' square by 78' high is topped with crenellation and capped with a copper finial. Interior plaster walls were finished in a sea green color. Interior finishes were oak finished in deep rich shades and floors were quartered oak or Indiana limestone. Georgia hard pine is used as a finished ceiling over the open timber frame. The building had electricity and gas.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

The first church in town was founded by Adin Ballou, also a gift of specifically George Draper. Eben S. and George A. Draper offered to remove the Ballou church and have designed and built the current church in memory of their mother and father. The Parish Committee including E. S. Stimpson, Chairman, F. J. Dutcher, G. W. Knight, G. A. Draper, Mrs. E. L. Osgood (Draper), Miss Anna Bancroft and E. D. Bancroft voted to meet in the Town Hall until construction was complete. Robert Wilson of Pawtucket was selected as contractor. The estimated cost of the project was \$75,000 and took less than one year to build. The dedication was September 15, 1898 and the Reverend was Lewis G. Wilson. Clergymen from all parts of Worcester and Middlesex counties attended. At the dedication Rev. Dr. Edward Everett Hale spoke about the changes that have transpired in the Christian teaching since 1810 as well as many references to Adin Ballou's efforts. There was also a reference to the name Hopedale being consecrated, a symbol of a better future.

BIBLIOGRAPHY and/or REFERENCES Boston Herald, September 16, 1898
 Draper Corporation Cotton Chat May 1906 # 50
 Gazette News Friday September 16, 1898.
 Hopedale Map Collection
 Hopedale Library Special Photograph Collection
 Hopedale Post Cards.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

pg 3

Community:

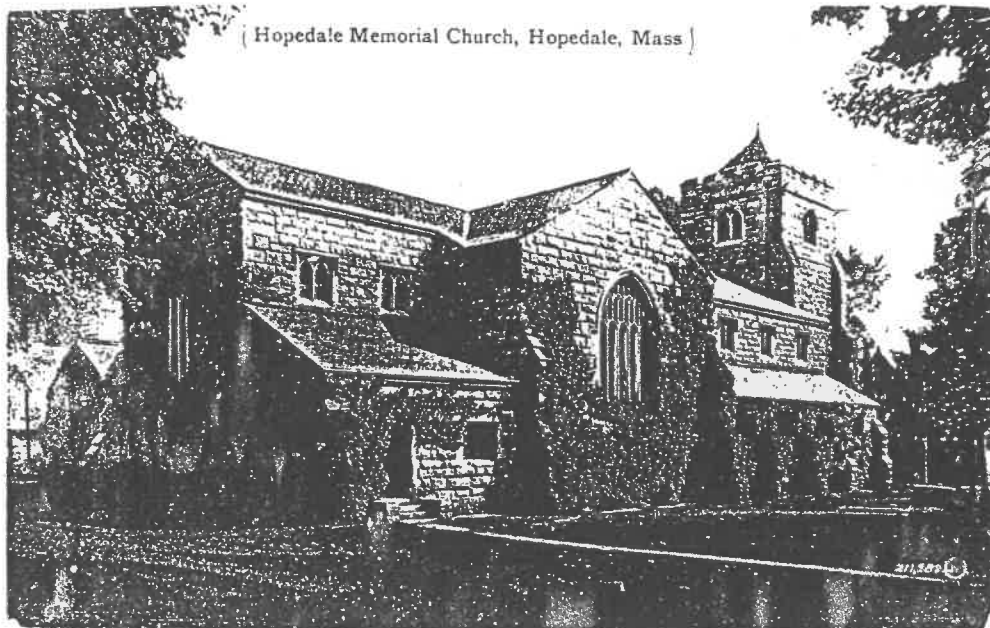
Hopedale

Form No:

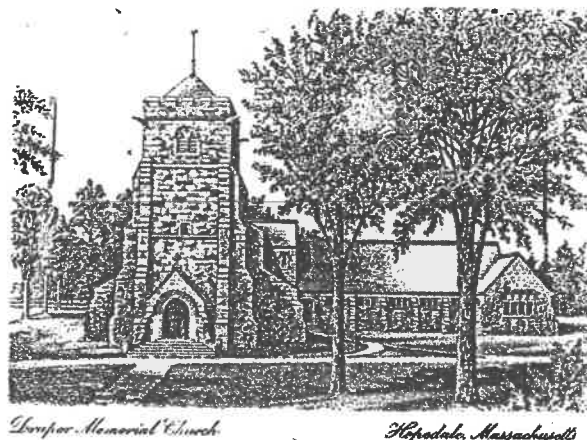
~~B-41-51~~

Property Name: Unitarian Church

Indicate each item on inventory form which is being continued below.



1900's Postcard from the Mark Smith Collection.
Valentine & Sons Publishing Co. Ltd. Boston
Printed in Great Britain
Looking south west from Draper Street.



Looking east from Hopedale Street.

Draper Corporation Cotton Chat May 1906 # 50

Staple to Inventory form at bottom

original yellow form: Eligibility file _____
copies: Inventory form _____
Town file (w/corresp.) _____
Macris _____
NR director _____

Community: Hopedale

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 5-4-93 Date Due: _____

Date Reviewed: _____

Type: Individual District (Attach map indicating boundaries)

Name: Unitarian Church

Inventory Form: # 11

Address: 51 Hopedale St

Requested by: _____

Action: Honor ITC Grant R & C Other: _____

Agency: _____ Staff in charge of Review: _____

INDIVIDUAL PROPERTIES

- ☒ Eligible
☒ Eligible, also in district
☐ Eligible only in district
☐ Ineligible
☐ More information needed

DISTRICTS

- ☐ Eligible
☐ Ineligible
☐ More information needed

CRITERIA:

LEVEL:

A

B

C

D

Local

State

National

STATEMENT OF SIGNIFICANCE by cdj

Constructed in 1898 in a "centerpiece" location by the Draper family as a memorial to their father, Geo. Draper, the chief owner & benefactor of the community. High style Gothic Revival by Edwin Lewis, noted Boston architect. Elig individually, and as major contrib. bldg in a Hopedale Center Hist Dist comprising the central core which contains school, library, community hall, & town hall of this planned model community.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HOP.12
Historic Name: Hopedale Town Hall
Common Name:
Address: 74 Hopedale St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 011-061, 41-74
Year Constructed: 1886
Architect(s): Draper, George; Milford Granite Company; Swasey, Fred H.
Architectural Style(s): Richardsonian Romanesque
Use(s): Library; Other Commercial; Town Hall
Significance: Architecture; Commerce; Community Planning; Education; Politics Government
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002)
Building Materials(s): Roof: Slate
Wall: Ashlar Random Laid; Cast Iron; Granite; Sandstone; Stone, Cut
Foundation: Granite; Stone, Cut



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Sunday, March 11, 2018 at 9:09: AM

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The town hall meets criteria A as an expression of the center of local political decisions in this case built by the local industrialist as a gift to the town celebrating their political separation from Milford, MA. The town hall meets criteria B as a statement by George Draper, executed by Fred Swansey a Boston architect of major public gifts of buildings to the Draper's evolving company town. The town hall meets criteria C as a wonderful example of high style Richardsonian Romanesque design exhibited in a public building.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The town hall sits on a rectangular footprint, is 2 1/2 story high and capped with a slate covered truncated hip roof. The cresting seen on page 2 is gone. There is a projecting pavilion on the east elevation with a gable roof intersecting the hip. The 3 bay by 3 bay building is approximately 75' by 69'. The rusticated Milford pink granite creates the load bearing walls. Window and door trim, lintels, string course, cornice area and quoins are done in Longmeadow sandstone. The projecting pavilion has a chimney on each side. There is a nice asymmetrical Richardsonian entry arch on the east elevation. The commercial storefronts are separated by cast iron columns with the original storefronts having bulkheads and recessed doorways. Today these commercial openings are filled with anodized aluminum struts and tempered glass. Interior spaces are trim in a lite golden oak. The 20,000 sq. ft. building has offices on the lower level and 1st floor and two big meeting rooms on the 2nd and 3rd floor.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

The Hopedale Town Hall building was commissioned by George Draper who had Boston architect, Fred Swansey design and manage the project. The project cost \$40,000. and was constructed by Milford Granite Co. Mr. George Draper died before the building was completed. The town accepted the building on the terms of a deed given by G. Draper heirs. When finished the newly organized town of Hopedale, 1886, had the first of many public, civic and institutional buildings donated by the Drapers, Bancrofts etc.. The building originally was for mixed use with commercial space in the lower level and first floor. Town offices were on the first floor and meetings of up to 350 people congregating on the second and third floor. The building was dedicated October 25, 1887 on a tuesday. Dedication arrangements were by General William F. Draper, J. B. Bancroft, Lewis Gaskill, S. G. Gilman, C. F. Roper, A. A. Westcott Mrs. Phil A Weston, Miss A. M. Bancroft and A. B. Edmands. The days activities included music from the Milford Brass Band, a prayer by Reverend Adin Ballou and oration by Hon. John D. Long. and remarks by Rev. Lewis G. Wilson. The menu consisted of roast turkey, sirloin beef, raw oysters, escalloped oysters, sweet and white potatoes and 13 desserts, 5 fruits and 3 beverages all non alcoholic. The Town Hall was the demarcation of an area of the Hopedale Community which would represent in grand statements, architectural gifts by the industrialist who operated both town and the "shop". Collectively it is one of the great "City Beautiful" expression of land use development in the Blackstone Valley.

BIBLIOGRAPHY and/or REFERENCES

Draper Corporation, Cotton Chats May 1906 # 50
 Second Annual Report of Town Officers, 1886-1892
 Town Hall Dedication Souvenir Oct. 25, 1887
 Upton, Hopedale and Mendon Business Directory, 1898.
 Hopedale series of historic maps.

HDP.12
H

BUILDING INSPECTION DEPARTMENT—DISTRICT POLICE							
PLAN RECORD							
CASE	B	RACK	5	APART.	3	NO.	10048
BUILDING	Town Hall				STORIES		
CITY OR TOWN	Hopedale			STREET			
TO BE USED FOR	Alterations to Bldg				CLASS		
OWNER	Town of Hopedale						
ARCHITECT							
CERTIFICATE APPROVAL—SPECIFICATION REQUIREMENTS—REFERRED							
DATE	Sept 1908						
INSPECTOR							
FORM 412, 2,000, 2-22-19.							

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HOP.226
Historic Name: Harrison Block
Common Name:
Address: 56-60 Hopedale St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 011-092, 41-60
Year Constructed: 1889
Architect(s): Hussey, Albertus C.
Architectural Style(s): Victorian Eclectic
Use(s): Commercial Block; Meeting Hall
Significance: Architecture; Commerce; Community Planning; Recreation
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002)
Building Materials(s): Wall: Brick; Granite; Stone, Cut



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, January 29, 2018 at 5:12: PM

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

BIBLIOGRAPHY and/or REFERENCES

226

Hop. 226

BUILDING INSPECTION DEPARTMENT—DISTRICT POLICE
PLAN RECORD

CASE D RACK 1 APART. 7 NO. 3640
BUILDING Harrison Block. STORIES 4B
CITY OR TOWN Hopedale. STREET
TO BE USED FOR Stores-Halls. CLASS Misc
OWNER General W. F. Graper. Hall.
Brick.
ARCHITECT
CERTIFICATE APPROVAL—SPECIFICATION REQUIREMENTS—REFERRED
DATE Nov. 15/89
INSPECTOR MOORE.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HOP.10
Historic Name: Bancroft Memorial Library
Common Name: Hopedale Public Library
Address: 50 Hopedale St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 011-095, 41-50
Year Constructed: 1898
Architect(s): Walker and Kimball; Walker, C. Howard
Architectural Style(s): Romanesque Revival
Use(s): Library
Significance: Architecture; Community Planning; Education
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.K: Bancroft Memorial Library
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register Individual Property (02/12/1999); Nat'l Register District (06/12/2002)
Building Materials(s): Roof: Slate
Wall: Coursed Ashlar; Granite; Stone, Cut
Foundation: Granite; Stone, Cut



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This file was accessed on: Monday, January 29, 2018 at 5:11: PM

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

Bancroft Library meets Criteria A as a wonderful expression of the public spaces and monumental buildings erected in Hopedale, providing a sense of true town rather than a village.

Bancroft Library meets Criteria B as an example of the Bancroft's one of Hopedale's leading families hiring Boston architect Hugh Walker to execute Hopedale's first public library.

Bancroft Library meets Criteria C as a high style example of an architecturally designed public building with strong Richardsonian Romanesque features and a hint of the High Victorian Gothic.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

Set on a small lot with 142' of frontage, the library commissioned by Joseph Bancroft was executed by Hugh Walker in a Romanesque form and detailing with a slight hint of High Victorian Gothic. The design was based on a Gothic chapel at Merton College, Oxford, England. The building has a cross footprint about 1 1/2 storys with a cross gable roof and light cornice treatment. The load bearing walls utilize Milford granite finished in a uniformed course ashlar stone. Varying textures are created with the smooth stone string courses and piers as well as the incised delicate southern segmental arch. The walls are broken by deeply set round arched windows in groups and door entries. The east elevation also has a group of flat headed windows separated by squat columns. Chimneys are short and squat. The chimneys, Buttresses and long attenuated windows and slate roof lend a feeling of the High Victorian Gothic. A central entry leads onto the circulation floor. Solid oak trusses, carved moldings and wainscot trim are throughout the interior.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

Joseph Burbier Bancroft presented in memory of his wife Sylvia Willard Thwing Bancroft's faithful career as a wife, mother, friend and teacher. The construction of the library gave Hopedale a learning center that was open to everyone of the town's citizens. The prominent location on the library reflected the importance placed by the community on culture and education. It was the beginnings of a cluster of monumental building following the concepts of the City Beautiful movement. The Bancroft Library was built with an endowment of \$40,000 in 1898. The Librarian in 1907 was a Miss H. B. Sornborger. By 1910 the library contains approximately 8,000 selective volumes and housed many of Reverend Adin Ballou's original documents from the Hopedale Community experiment.

BIBLIOGRAPHY and/or REFERENCES

- Ballou Adin History of Milford Boston: 1882
- Bancroft Library 14th Annual Report of the Library, p 13-21
- Hopedale Business Directory 1907
- Hopedale Town Reports 1899 - 1903

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

HOP.10

Community:

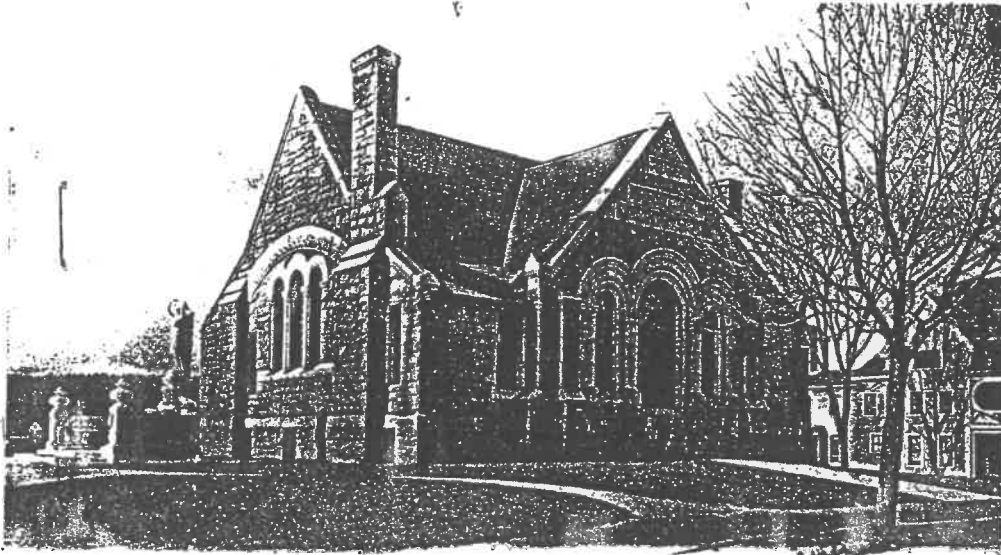
Form No:

Hopedale

B 41-50

Property Name: Bancroft Library

pg 3

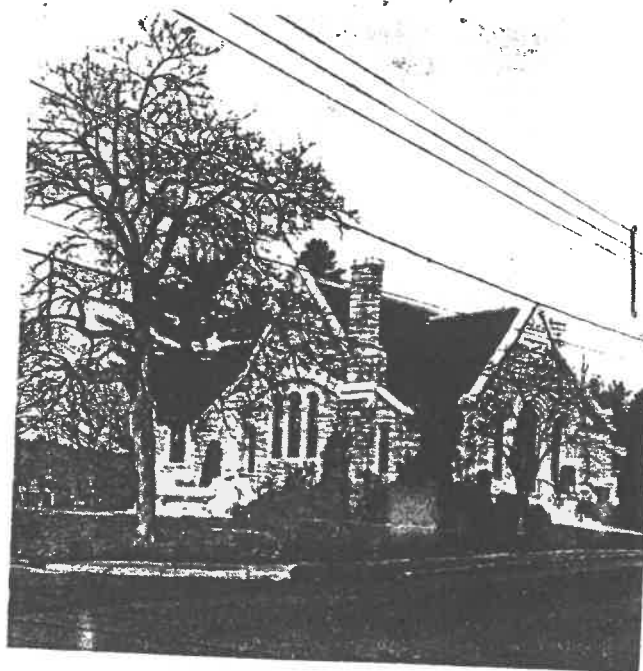


Bancroft Memorial Library, Hopedale, Mass.

*Got here all right - Will be home from
Hopedale July 18 3.30 P.M. M. J. Reynolds*

Image from circa 1900. J. B. Bancroft's home on right side of image.
Post Card published by M. J. Reynolds, Milford, MA Germandy
Frank Dudley Post Card Collection.

East and south elevations.



East and South elevations in 1989.

Staple to Inventory form at bottom

HDP.10

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Howard Walker was the architect of the Bancroft Library, and the Norcross Brothers of Worcester were the builders. It is an intact, well-designed, Richardsonian Romanesque building of pink Milford granite with white ashlar trim. The interior is equally noteworthy, particularly the trussed reading room. On the lawn in front of the library is an elaborate fountain and Statue of Hope, the work of sculptor Waldo Storey, and donated by Susan Preston Draper, wife of William F. Draper.

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name BANCROFT MEMORIAL LIBRARY

other names/site number HOPEDALE PUBLIC LIBRARY

2. Location

street & number 50 HOPEDALE STREET not for publication

city or town HOPEDALE vicinity

state MASSACHUSETTS code MA county WORCESTER code 027 zip code 01747

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Judith B. McDonough
Signature of certifying official/Title Judith B. McDonough, Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer

1/6/99
Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

☐ entered in the National Register

☐ See continuation sheet.

☐ determined eligible for the
National Register

☐ See continuation sheet.

☐ determined not eligible for the
National Register

☐ removed from the
National Register

☐ other (explain):

Signature of the Keeper

Date of Action

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetBancroft Memorial Library
Hopedale (Worcester Co.), MASection number 7 Page 1

Description

Bancroft Memorial Library (50 Hopedale Street, MHC #10) is a Romanesque Revival municipal building designed in 1898 by C. Howard Walker of the Boston architectural firm Walker & Kimball. Located on a principal artery through Hopedale's town center, the library is situated in the town's institutional core. The library occupies a small sloping lot with a number of evergreen and deciduous shrubs and trees. This lot is bounded by Hopedale Street on the northeast and a contemporary office building with parking lot on the southeast and southwest. The historic residence of Joseph Burbier Bancroft (46-48 Hopedale Street), the library's benefactor, occupies the lot immediately to the northwest. On the southeast lawn of the library lot is a large marble drinking fountain surmounted by the *Statue of Hope* (MHC #904). In 1904 Waldo Story sculpted the entire piece in his studio in Rome, Italy; the piece was shipped to Hopedale and dedicated in 1905.

Constructed of pink Milford granite trimmed in white ashlar, the library building is one story on a raised basement. The cross-gable roof has slate shingles and copper flashing. Gutters also are copper and have decorative facing at the eaves and decorative drops heads and mounting brackets on the downspouts. Roughly L-shaped in footprint, the building consists of two gabled rectangular blocks: a side-gabled block oriented with its roof ridge parallel to Hopedale Street, intersecting a front-gabled block with its roof ridge perpendicular to Hopedale Street. The side-gabled block has exterior end-wall chimneys, faced in granite, at either end. The intersection of the two blocks occurs near the eastern corner of the building, where most of the building's decorative elements appear. It is this corner of the building that is clearly viewed on the approach from Town Hall and other institutional buildings located to the south and east. (photo 1)

The two principal elevations of the library are the northeast and southeast walls. On the asymmetrical façade (northeast elevation, fronting Hopedale Street), a gabled frontispiece dominates the eastern end and incorporates the library's principal entry. This three-bay frontispiece has stone coping, a dentil cornice executed in stone, and three panels in the gable end that bear the library's name and construction date. Wall buttresses with stone caps visually anchor the edges of the frontispiece. Framing the double-door entry and its flanking windows are round arches springing from piers with foliated capitals. (photo 5) To the right of the frontispiece and directly beneath the eaves is a band of four rectangular windows in a post and lintel surround. Foliated capitals appear on the two rusticated piers that define this window opening, as well as on the columns between the windows. Vertical-board entry doors are made of oak and retain ornate iron strap hinges. Above the doors is a round-arched transom with a wrought iron grille.

The southeast elevation of the library also is asymmetrical, with the visual emphasis occurring at the eastern end. Here, the gabled window bay has the same stone coping but lacks the dentil cornice of the frontispiece on the Hopedale Street facade. This elevation features a window bay marked by an oversized segmental-arch surround spanning two wall buttresses. The arch has incised ornament along the bottom edge. Beneath this arch is a group of three round-arched windows set beneath similarly arched surrounds that spring from piers with foliated capitals. Remaining windows on this elevation of the library, as well as windows on the ground floor, have rectangular openings that are deeply recessed in the masonry wall. (photo 2)

Secondary elevations on the library—the northwest and southwest sides—are each asymmetrical and dominated by gabled end walls. Fenestration is similar to that on the two principal elevations, with a mix of round-arched and rectangular-headed windows set deeply into the masonry wall. Secondary entrances appear on these elevations at the

(continued)

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National Park ServiceNational Register of Historic Places
Continuation SheetBancroft Memorial Library
Hopedale (Worcester Co.), MASection number 7 Page 3

at her feet on both sides. Extending from both sides of the upper basin of the fountain is a curved marble exedra with curved benches. The ends of the exedra are rectangular piers, each with a finial and an eagle (or falcon) on the inside face. (photo 8) Beneath the figure of Hope is carved the inscription "GIFT OF SUSAN PRESTON DRAPER." A glass tumbler was once kept on the fountain for the convenience of patrons. The piece is in deteriorating condition. Cleaning and stabilization are anticipated shortly.

Archaeological Description

While no prehistoric sites have been recorded on the nominated property or in the general area, sites may be present. Environmental characteristics of the property represent locational criteria that are generally favorable for many types of prehistoric sites. The moderately sloping lot is well drained and in close proximity (within 1000 feet) to the Mill River. Several prehistoric sites have also been recognized along the Mill River approximately 1 to 2 miles south of the Bancroft Memorial Library and approximately 1.5 miles to the east along the Charles River. Given the above information, the potential for locating prehistoric sites on the library property is high, however, the survival potential for these resources is low. Construction of the library, Statue of Hope fountain, related utilities and storage shed all on the small less than one acre lot have likely impacted any prehistoric resources that were present in a negative way. There is a low potential for significant prehistoric resources to survive on the property.

There is also a low potential for historic archaeological resources to survive on the property. No known or potential historic archaeological resources have been identified on the property that date to the period of significance for the library or which predate library construction. Construction impacts from the library, fountain, shed, and related utilities noted above would have also impacted historic resources which may have predated construction of the library.

(end)

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Continuation SheetBancroft Memorial Library
Hopedale (Worcester Co.), MASection number 8 Page 1

Statement of Significance

Bancroft Memorial Library, 50 Hopedale Street, Hopedale (MHC #10), is a fine example of the town's late 19th-century institutional development. Construction of the library occurred during a local building boom, following Hopedale's incorporation in 1886 and its further expansion as a planned company town under the direction of the Draper company, manufacturers of textile machinery. Joseph Burbier Bancroft, vice-president of the manufacturing concern, had the library built for the town of Hopedale in 1898. The marble drinking fountain and *Statue of Hope* (MHC #904) on the library's southeast lawn was a gift to the town in 1904 from Susan Preston Draper, the wife of Draper Corporation president William F. Draper. Both the library and the fountain were given to Hopedale's residents at a time when the philanthropy of the town's prominent citizens manifested itself in a number of important institutional buildings and public works. Designed by C. Howard Walker of the Boston architectural firm Walker & Kimball, the library is notable for its Romanesque-inspired detailing. The drinking fountain and statue is the most elaborate piece of outdoor sculpture in Hopedale. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the Bancroft Memorial Library property meets Criteria A and C of the National Register of Historic Places and is significant on the local level.

Hopedale is a suburban-industrial town located thirty-three miles southwest of Boston, approximately seventeen miles southeast of Worcester, and thirty-three miles northwest of Providence. Bordered by Milford on the north and east, Bellingham on the southeast, Mendon on the south and west, and Upton on the northwest, Hopedale is situated in the Mill River Valley, a part of the Blackstone River corridor. Mill River, the major eastern tributary of the Blackstone River drainage basin, flows through the entire length of the town. Mendon Street, a segment of the regional artery known as State Route 16, crosses the valley from northeast to southwest.

Hopedale's greatest concentration of historic development, encompassing industrial, institutional, and residential buildings, is located principally northwest of Mendon Street in Hopedale Village (also known as Draper Village). This village maintains its historic architectural integrity to a remarkable degree. Major factors contributing to the village's preservation include its comprehensive development as a planned company town, and the fact that most of the real estate remained under a single owner, the Draper Corporation, until the 1950s. The approximately 1.2 million square feet of industrial space has been vacant, however, since the early 1980s, posing a potential threat to the continued preservation of this nationally significant village.

Its valley location, removed from neighboring villages, was a factor in the first large-scale settlement of Hopedale, originally known as "the Dale." In 1841, seven or eight families joined their spiritual leader, the Universalist Reverend Adin Ballou (1803-1890) of Mendon, in the purchase of the 250-acre Jones Farm at the center of the present Hopedale. There they established, in 1842, the Hopedale Community, a utopian, Christian socialist settlement. The community supported itself through agriculture and by the profits from several small manufacturing shops, among them the textile machinery factory of Ebenezer Draper and his brother, George Draper (1817-1887). The Drapers established themselves as the Hopedale Machine Company. From a single farm, the community grew to five hundred acres with one hundred regular and two hundred additional members in fifty houses. Mounting debts led to the bankruptcy of the Hopedale Community in 1856, the withdrawal of the Rev. Ballou as the leader, and the sale of the community's assets to the Draper brothers, who by that time were the largest stockholders.

(continued)

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Hopedale (Worcester Co.), MASection number 8 Page 3

Though the name of the contractor that built the Bancroft Memorial Library has not been determined, the architect of the library was C. Howard Walker (1857-1936) of the Boston architectural firm Walker & Kimball. A Boston native, Walker started an architectural practice in 1889, forming a partnership with Thomas R. Kimball (1862-1932), a native of Omaha, Nebraska. The two men opened a branch office in Omaha when their firm was appointed official architect of the Trans-Mississippi Exposition in 1894. The partnership was dissolved by mutual consent in 1898, after which Walker continued his architectural practice in Boston.

The chapel of Merton College at Oxford, England reportedly served as the inspiration for Walker's design of the Bancroft Memorial Library. In addition to the library, the firm designed the Dutcher Street Grammar School (54 Dutcher Street, 1897) in Hopedale. Also in the 1890s, Walker & Kimball designed houses in Cambridge, Brookline, and Boston's Back Bay, as well as the Longfellow School (885 South Street, 1897) in the Roslindale section of Boston. Other works include the John Boyle O'Reilly Memorial (1896), located on Boylston Street at The Fenway in Boston.

The Hopedale Community established a library in the early 1840s, and for years the library was maintained in a private residence or church. By the time the library was moved to the first floor of Town Hall (74 Hopedale Street, 1886, MHC #12), this important institution had become a public entity. The present library building was dedicated on December 14, 1899. Anna M. Bancroft, a daughter of the benefactor, was the first librarian. By 1921 she had become chairman of the library's trustees. Harriet B. Sornborger also was connected with the library for many years, first as the assistant librarian at the time the new building was completed. Miss Sornborger became the librarian by 1907, and served in that capacity until at least 1921. The library housed approximately 8,000 volumes by 1910, and 14,352 volumes by 1918. Included in the library's collections were many of the Rev. Adin Ballou's original documents from the Hopedale Community. By 1921, Bancroft Memorial Library operated a branch at 267 South Main Street at South Hopedale, which was open one afternoon each week. Mrs. Arthur F. W. Smith was the librarian at the branch library, located at 267 South Main Street. [Hopedale directories]

Hopedale's incorporation in 1886 sparked a period of civic improvement and large-scale building activity that continued through World War I. Hopedale's leading citizens, namely members of the Draper, Bancroft, and Dutcher families, commissioned most of the new town's institutional buildings. During this period, Hopedale Street emerged as the town's institutional corridor, starting with the construction of the Richardsonian Romanesque Town Hall at 74 Hopedale Street (1886, MHC #12). George Draper (1817-1887) commissioned Fred Swasey to design Town Hall, which was built of Milford granite. A Shingle style High School (1886, demolished 1987), which later housed the town's Roman Catholic church, was built on Hopedale Street to the southeast, adjacent to the present contemporary church at 187 Hopedale Street.

Construction in 1898 of both the Bancroft Memorial Library at 50 Hopedale Street and the new Unitarian Church at 51 Hopedale Street (MHC #11) firmly established the focus of the town's institutional core. The granite Unitarian church, designed by Edwin J. Lewis, Jr. in the Victorian Gothic style, is located directly across Hopedale Street from the Town

(continued)

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Hopedale (Worcester Co.), MASection number 8 Page 5

Susan Preston Draper, donor of the *Statue of Hope* fountain, was the second wife of William Franklin "The General" Draper (1842-1910). Mr. Draper was president of the Draper family concern in Hopedale from 1887 to 1907, and the United States ambassador to Italy from 1897 to 1900. Upon the conclusion of William Draper's foreign service, the Drapers, married in 1890, resided for part of the year in Washington, DC, where William Draper died. Susan Preston Draper was the daughter of Gen. William Preston of Kentucky. Following her husband's death in 1910, she presented a memorial park to the Town of Milford, and commissioned sculptor Daniel Chester French to design an equestrian statue of her husband. William Draper piloted the family company in Hopedale through its second period of expansion and added Sawyer Spindle Company and Hopedale Elastic Goods Company to the family holdings. His distinguished service during the Civil War earned him the ranks of colonel and brigadier-general prior to his twenty-third birthday, and his political career included a term in Congress, from 1893-1897 [*Dictionary of American Biography*, 435-436].

The Bancroft Memorial Library trustees are planning to install an elevator and new stairway in a manner that addresses the library's need for barrier-free access while at the same time maintaining the historic character of the building. In the coming year, the library also is scheduled to receive funding from the town for restoration work on the *Statue of Hope* fountain.

(end)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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**Bancroft Memorial Library
Hopedale (Worcester Co.), MA**

"Rare Specimens of Art and Architecture," *Milford Journal* (April 7, 1908).

Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, Inc., 1970.

(end)

Geographical Data

Verbal Boundary Description

The boundary of the nominated property is shown on the accompany detail of the Town of Hopedale assessors' map. The lot measures roughly 142 feet by 136 feet and also includes an adjacent small parcel with shed to the rear.

Boundary Justification

The boundary includes the entire parcel that has been associated historically with the library property.

(end)

United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Bancroft Memorial Library
Hopedale (Worcester Co.), MA

Section number photos Page

Photographs

Photographs 1-4 by K.K. Broomer
8 x 10" Negatives at Bancroft Memorial Library
Date: summer 1998

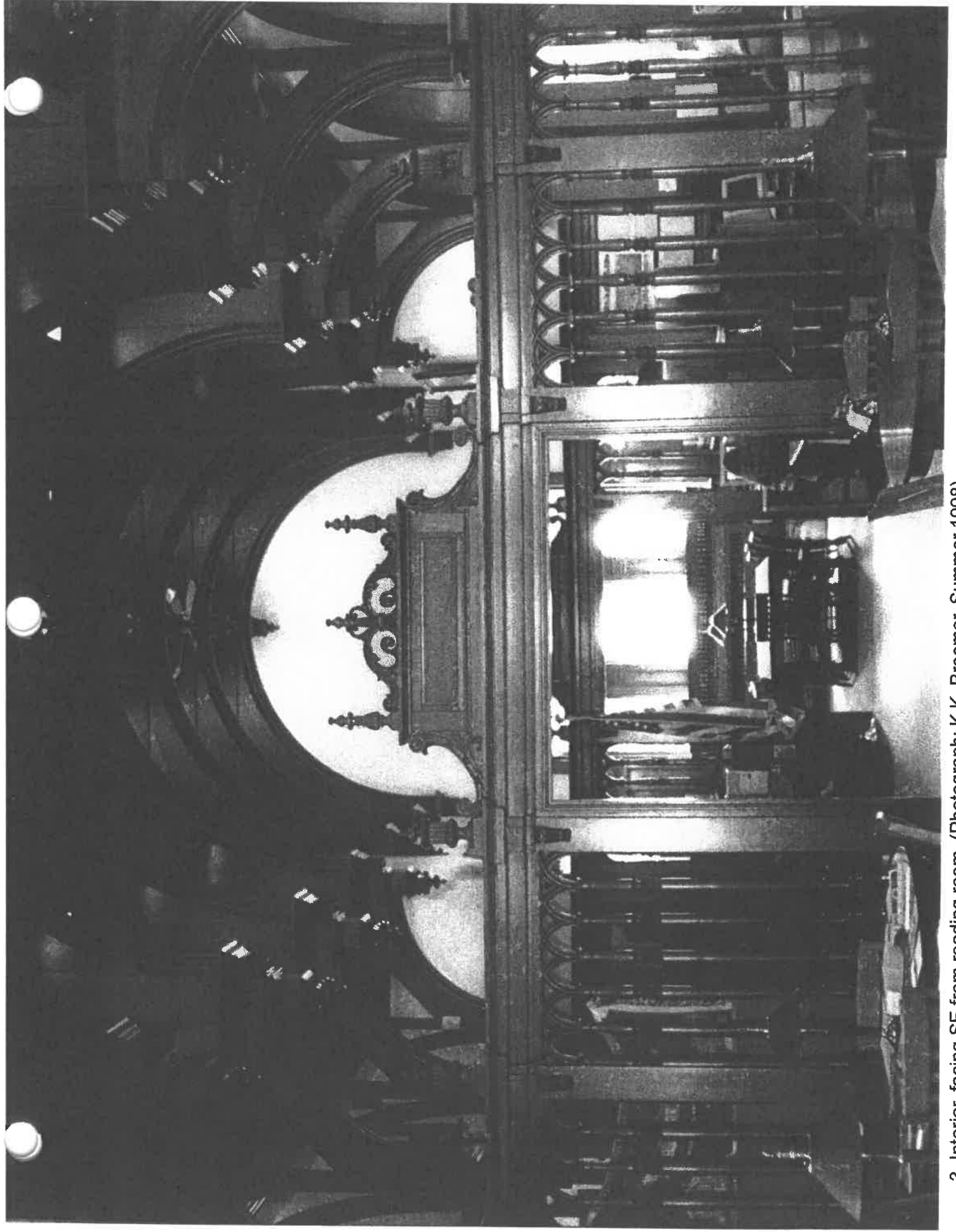
Photographs 5-8
3 x 5" 1997
Negatives at Bancroft Memorial Library

1. Main entrance, facing W
2. SE facade, facing NNW
3. Interior, facing SE from reading room
4. Interior, view WSW from lobby
5. Main entrance detail, facing W
6. Interior, ceiling trusses
7. Drinking fountain, *Statue of Hope* facing N
8. Detail of eagle/falcon on drinking fountain

(end)



1. Main entrance, facing W (Photograph: K.K. Broome, Summer 1998)





3. Interior, facing SE from reading room (Photograph: K.K. Broome, Summer 1998)

Massachusetts Cultural Resource Information System

MACRIS

[MHC Home](#) | [MACRIS Home](#)

For more information about this page and how to use it, [click here](#).

Inventory No: HOP.462
Historic Name: Hopedale Police Department
Common Name:
Address: 70 Hopedale St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 011-067;J
Year Constructed: C 1981
Architect(s):
Architectural Style(s): No style
Use(s): Police Station
Significance: Architecture; Community Planning; Law; Politics Government
Area(s):  [HOP.J: Hopedale Village - Draper Village](#)
 [HOP.L: Hopedale Village Historic District](#)
Designation(s): Nat'l Register District (06/12/2002)
Building Material(s): Roof: Asphalt Shingle
Wall: Wood; Wood Shingle
Foundation: Concrete Unspecified

**Digital Photo
Not Yet
Available**

There is no form for this resource. Information can be found on the [HOP.J](#) form and/or the appropriate area forms listed below.

[New Search](#)

[Previous](#)

[MHC Home](#) | [MACRIS Home](#)

Tab 11

Appendix 4: (Tab D)

Seven Sisters Local Historic District

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HOP.152
Historic Name: Draper Corporation Double Worker Housing
Common Name: Union Row Duplex - Seven Sisters
Address: 109-111 Freedom St

City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 008-142, 29-109
Year Constructed: c 1889
Architect(s):
Architectural Style(s): No style
Use(s): Multiple Family Dwelling House; Workers Housing
Significance: Architecture; Industry
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002)
Building Materials(s): Roof: Asphalt Shingle
Wall: Vinyl Siding; Wood
Foundation: Poured Concrete; Stone, Uncut



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NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The duplex house located at 109 Freedom Street meets Criteria A as part of the second development phase of company built and owned double houses. These buildings along with the growing factories and public infrastructure was a classic community evolution of a manufacturing village to a company town.

The duplex meets Criteria B as an example of the Draper's influence to integrate housing, mill and communities needs.

The duplex meets Criteria C as a good example of the pragmatic, efficient development of worker housing with simple scale and detailing but the most advanced design concerns of mechanics, layout, light and public utilities.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The building sets on a rectangular footprint with a centrally located porch, originally open, on the eave facade paralleling the street. The 1 1/2 story building is capped with a gable roof pierced by a double inboard chimney and set on rubble stone foundations. The windows are double hung 2 over 2 lites. The building are constructed with dimensional lumber and balloned framed. Much of the original simple trim and siding is encased with synthetic siding. One of the utilitarian approaches to resolving design and technical issues was the use of the party wall for mechanics and sound control. Today one would also add fire control. The enclosed porch is set on poured concrete foundation from the 20th century. The hip style porch roof was one variation used as we see on page 2, the continuation sheet. The smaller variation of the above house 2 bay by 4 bay rather than 2 bay by 6 bay usually had a shed roof which continued from the gable roof as seen in B 29-113.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

The building at 109 Freedom Street was part of the "Seven Sisters" constructed on Union Street west of the Mill River circa 1874 and 1889. This included the larger versions B 29-109, 29-117, 29-125 and 29-133 all built around 1889 and the smaller versions B 29-113, 29-121, 29-129. The smaller version is the one noted by John Garner on the continuation page. Due to plant expansions the above noted seven double houses were moved to their current sites on Freedom Street. The line of buildings came to be known as the "Seven Sisters". By the 1890's portions of Union Street west of the Mill River became the new Cemetery Street as we know it today. The fourth of the smaller version duplexes was moved to the site of B 11-19. It was also during this time when Bancroft Park and the Hopedale Village Cemetery was laid out by Manning. Each unit was approximately 1000 square feet.

BIBLIOGRAPHY and/or REFERENCES

- Dunwell, Steven The Run of the Mill David R. Godine Publishers 1978
 Garner, John S. The Model Company Town Univ. of Mass. 1984
 Kostof, Spiro America By Design NY: Oxford Univ. Press 1987
 Rifkind, Carole A Field Guide to American Architecture NY: New American Library, 1980

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HOP.154
Historic Name: Draper Corporation Double Worker Housing
Common Name: Union Row Duplex - Seven Sisters
Address: 113-115 Freedom St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 008-144, 29-113
Year Constructed: 1874
Architect(s): Chapman and Winn; Swasey, Fred H.
Architectural Style(s): No style
Use(s): Multiple Family Dwelling House; Workers Housing
Significance: Architecture; Industry
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002)
Building Materials(s): Roof: Asphalt Shingle
Wall: Vinyl Siding; Wood
Foundation: Stone, Cut



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NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

BIBLIOGRAPHY and/or REFERENCES

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Scanned Record Cover Page

Inventory No: HOP.156
Historic Name: Draper Corporation Double Worker Housing
Common Name: Union Row Duplex - Seven Sisters
Address: 117-119 Freedom St

City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 008-145, 29-117
Year Constructed: 1889
Architect(s):
Architectural Style(s): No style
Use(s): Multiple Family Dwelling House; Workers Housing
Significance: Architecture; Industry
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002)
Building Materials(s): Roof: Asphalt Shingle
Wall: Vinyl Siding; Wood
Foundation: Stone, Uncut



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HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

BIBLIOGRAPHY and/or REFERENCES

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HOP.157
Historic Name: Draper Corporation Double Worker Housing
Common Name: Union Row Duplex - Seven Sisters
Address: 121-123 Freedom St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 008-146, 29-121
Year Constructed: 1874
Architect(s): Chapman and Winn; Swasey, Fred H.
Architectural Style(s): No style
Use(s): Multiple Family Dwelling House; Workers Housing
Significance: Architecture; Industry
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002)
Building Materials(s): Roof: Asphalt Shingle
Wall: Vinyl Siding; Wood
Foundation: Stone, Cut



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ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

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Scanned Record Cover Page

Inventory No: HOP.160
Historic Name: Draper Corporation Double Worker Housing
Common Name: Union Row Duplex - Seven Sisters
Address: 125-127 Freedom St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 008-147, 29-125
Year Constructed: 1889
Architect(s):
Architectural Style(s): No style
Use(s): Multiple Family Dwelling House; Workers Housing
Significance: Architecture; Industry
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002)
Building Materials(s): Roof: Asphalt Shingle
Wall: Vinyl Siding; Wood; Wood Shingle
Foundation: Stone, Uncut



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

BIBLIOGRAPHY and/or REFERENCES

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: HOP.161
Historic Name: Draper Corporation Double Worker Housing
Common Name: Union Row Duplex - Seven Sisters
Address: 129-131 Freedom St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 008-148, 29-129
Year Constructed: 1874
Architect(s): Chapman and Winn; Swasey, Fred H.
Architectural Style(s): No style
Use(s): Multiple Family Dwelling House; Workers Housing
Significance: Architecture; Industry
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002)
Building Materials(s): Roof: Asphalt Shingle
Wall: Vinyl Siding; Wood
Foundation: Stone, Cut



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Scanned Record Cover Page

Inventory No: HOP.162
Historic Name: Draper Corporation Double Worker Housing
Common Name: Union Row Duplex - Seven Sisters
Address: 133-135 Freedom St
City/Town: Hopedale
Village/Neighborhood: Hopedale
Local No: 008-149, 008-150, 29-133
Year Constructed: c 1889
Architect(s):
Architectural Style(s): No style
Use(s): Multiple Family Dwelling House; Workers Housing
Significance: Architecture; Industry
Area(s): HOP.J: Hopedale Village - Draper Village
HOP.L: Hopedale Village Historic District
Designation(s): Nat'l Register District (06/12/2002)
Building Materials(s): Roof: Asphalt Shingle
Wall: Vinyl Siding; Wood
Foundation: Stone, Uncut



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